



**\$875,000**

## **52 SHERWOOD TRAIL, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

This stunner of a home with a flair for the dramatic was built by renowned builder, RJ Taylor for his family's personal use. Passed on to the next generation in 2012, it is evident that there has been considerable care taken to maintain and improve this custom home over the years with some significant improvements and upgrades. From the two story Dining/Living Room areas with gleaming hardwoods and the modern full wall fireplace wrapped in shiplap to the graceful staircase leading to the the second story, the "Wow" factor hits as soon as one enters the front door. The remodeled eat in kitchen with large island opening to the cozy family room which features a secondary fireplace is sure to please and [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 6 days ago

**MLS ID:** 202610126

**List Office Name:** Howard Hanna Capital Inc

**List Agent Email:** colleenguarino@howardhanna.com

**List Agent Office Phone:**  
518-248-7658

**Days On Market:** 1

**County:** Saratoga

**Living Area sqft:** 3287

**Lot Size Acres:** 0.91 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 15

**Bedrooms:** 3 beds

**Bathrooms:** 3 baths

**Half baths:** 1 half bath

**Year built:** 1988

## Directions

**Directions:** Broadway to Grand Ave, to a left on Sherwood

## Building Details

**Construction Materials:** Brick, Cedar

**Patio & Porch:** Deck, Front Porch

**Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 2

**Basement:** Finished

**Roof:** Asphalt, Metal

**Property Condition:** Updated/Remodeled

**Architectural Style:** Custom

**Fencing:** Other

## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** Paddle Fan, Vaulted Ceiling(s), Wall Paneling, Ceramic Tile Bath, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Main Level **Bathrooms Full:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Living Room, Wood Burning

**Above Grade Finished Area Source:** CRS

## Exterior Features

**Parking:** Attached, Circular Driveway, Paved **Exterior Features:** Drive-Paved, Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.91

**View:** Trees/Woods

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Spa:** Jet Tub

## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$11,265

## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

